

Item 2.10 15/510589/OUT OUTLINE APPLICATION FOR ACCESS MATTERS RESERVED FOR CONSTRUCTION OF BUSINESS PARK (USE CLASSES B1(B), B1(C), B2 AND (B8), (RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, GENERAL INDUSTRIAL AND STORAGE OR DISTRIBUTION), (UP TO A MAXIMUM OF 46,600SQM), INCLUDING ASSOCIATED ACCESSES (INCLUDING ALTERATION TO EXISTING NORTHERN RELIEF ROAD), PARKING AND SERVICING AREAS, LANDSCAPING, BUNDS, SURFACE WATER STORAGE AREA, AND RELATED DEVELOPMENT - LAND NORTH OF SWALE WAY, SITTINGBOURNE, KENT ME9 9AR

The comments of Kent County Council Highways and Transportation have been received further to Paragraph 6.7 on page 72 of the agenda and advise that:

The scheme proposes a slightly greater quantum of floorspace, which equates to an uplift of 3,600 sq m when compared to the proposal granted outline planning consent. The uplift in the quantum of floorspace does not give rise any local highway concerns, subject to the conditions included in planning permission SW/13/0215.

In addition Kent County Council Highways and Transportation advise that highway authority would only agree to the adoption of the spur of the new arm of the Great Easthall Way/Swale Way roundabout. All internal estate roads are to be private and remain the responsibility of the occupier.

Conservation Officer

The Conservation Officer has commented further to Paragraph 7.3 on page 75 of the agenda, which are summarized as follows:

The key planning and environmental determinants relate to the layout, landscaping, scale and appearance and the impact on the designated heritage assets.

The proposal will cause no significant harm to the heritage assets.

It is suggested that the general concept plan be more positively set out to enhance the provisions already illustrated especially in the extreme north-east corner of the site where there is a no building zone allocated. Consideration be given for an extension of this zone not only to the south-west into the main site area but also along the north boundary up to the point where the main site road access landscape corridor is proposed so that consideration be given to encourage a focal point to conclude the strong vista that that corridor arrangement will create.

Economy and Community Services Manager

Fully support the application and welcome the opportunity for an additional 3600 sq.m of employment floorspace at our one of our key investment sites.

COMMENT

The conditions as required by Kent County Council Highways and Transportation in accordance with planning permission SW/13/0215 are (16) and (17). These are included in the list of conditions set out in the main report.

It is noted that the Conservation Officer raises no fundamental objection to the development and considers that there will be no significant harm to the identified heritage assets.

Members will note that condition 12 includes a no build zone and building height restriction to ensure that no harm is caused to the identified heritage assets. In addition details relating to landscaping are reserved for are reserved for future consideration and further consultation. These measures will ensure that the development can be carried out in an appropriate manner without causing harm to the identified heritage assets or the character of the area and residential amenity.

As set out in the main report Members, will note that this proposal is an amendment to the approved scheme SW13/0215. The principle and form of the development has been approved, this proposal does not involve any fundamental change to the approved development.

I wish to draw to Members attention that a number of the conditions set out in the report will need to need to be amended in light of revised information which has been submitted by the applicant. These supersede the details submitted under application SW13/0215 and the further details which have subsequently been approved.

These relate in the main to condition 6 details of the landscape bunds; condition 10 renewable energy to accord with condition 9 of SW/13/0215; condition 11 construction and environmental method statement to accord with condition 10 of SW13/0215; condition 18 take account of the update dated reptile mitigation strategy; condition 19 to take account of the update bat mitigation strategy; condition 20 to take account of the updated badger mitigation strategy; condition 22 to take account of the updated biodiversity measures; condition 27 to take account of the revised contamination details and condition 31 to take account of the revised hard and soft landscaping details. It is also proposed to amended condition 39 (Crime Prevention) to require such details to be submitted prior to the first occupation of the development or part of the development.

AMENDED RECOMMENDATION

Give the Head of Planning DELEGATED POWERS TO APPROVE subject to the completion of the Deed of Variation of the S106 legal agreement and such amendments to the conditions as required to address the above and to make any other amendments that may be necessary.

